

# BASELINE

## 2020 BASELINE GOVERNANCE OVERVIEW

Achieving the shared vision for Baseline is assisted by metropolitan districts (the “Districts”) and three other nonprofit entities: Baseline Community Association, Inc. (the “BCA”), Baseline Enrichment and Community Collaboration Assembly, Inc. (the “BECCA”), and Baseline/North Park Commercial Owners’ Association, Inc. (the “BCOA”).

### **DISTRICTS**

Baseline is located in one or more Districts – each District is a government entity and political subdivision of the State of Colorado designed to serve as a perpetual quasi-municipal corporation to finance, construct, operate, and maintain certain public infrastructure and facilities such as open spaces, natural areas, parks, landscapes, and detention ponds.

Each District is or will be governed by an elected Board of Directors and overseen by a District Manager. The Districts provide, operate, and maintain infrastructure and facilities through issuance of bonds and collection of property taxes in the form of a mill levy. All residential property will be included in one or more Districts.

### **BCA**

The BCA preserves certain special landscapes and unique neighborhood settings for Baseline. Contact BCA about BCA governance and operations; assessments and fees; waste and recycling; maintenance of amenities and alleyways; and community compliance.

Governed by a Board of Directors, with assistance from a Community Operations Manager, the BCA enforces the *Covenants, Conditions and Restrictions for Baseline Residential (“Residential CC&R’s”)\** – a flexible system of standards and procedures for the overall development, administration, and preservation of the residential portions of Baseline. All residential property owners are members of BCA.

### **BECCA**

BECCA fosters unique opportunities for social and civic engagement among Baseline residents and is funded by the BCA and the COA. Contact BECCA about events and activities; programs including recreation, welcome, and leadership; clubs and groups; volunteer and philanthropic opportunities; sustainability and community arts initiatives; charitable and educational support; and resident communications.

Governed by a Board of Directors, and overseen by a Community Engagement Director, BECCA administers the *Community Enrichment Covenant for Baseline* (the “Covenant”)\* – a comprehensive plan for fostering a unified sense of belonging, inclusiveness, and pride of place in Baseline.

### **BCOA**

The BCOA preserves Baseline’s special commercial landscapes and unique public settings by ensuring that community standards are maintained. Contact the BCOA about commercial governance and operations and assessments and fees; maintenance of commercial areas; and commercial compliance.

Governed by a Board of Directors, with assistance from a Community Operations Manager, the BCOA enforces the *Covenants, Conditions and Restrictions* applicable to the commercial areas within Baseline (the “Commercial CC&R’s”)\* – a flexible system of standards and procedures for the overall development, administration, and preservation of the commercial portions of Baseline. All commercial property owners are members of the BCOA.

## **ASSESSMENTS AND FEES**

The BCA is generally funded by a monthly assessment collected from all residential property owners. As of January 1, 2020 the monthly general assessment is:

\$44.00 for each single-family home

In addition to the above assessment, certain homes/apartments may be subject to additional monthly limited assessments for benefits or services the BCA provides to such homes/apartments, but not all homes/apartments.

*Note: Other assessments and fees may be applicable as delineated in the governing documents. All assessments and fees, as of January 1, 2020, are subject to change in accordance with the governing documents. Special use and consumption fees may be required for certain amenities, programs, events, and activities.*

## **DESIGN REVIEW COMMITTEE (DRC)**

To preserve the character and to maintain consistency in the quality of improvements within the Baseline community, Design Review is a mandatory pre-approval process. Owners who want to modify the exterior of their home/apartment, including front-yard landscape modifications, must secure pre-approval from DRC. See *Residential Design Guidelines*.\*

*Note: Owners who do not secure pre-approval from DRC are subject to default assessment and/or additional charges and fees and may be required to remove or modify the non-approved improvements. Please see the current years' Baseline Assessment & Fee Schedule.*

## **GOVERNING DOCUMENTS**

The *Residential CC&Rs*, the *Covenant*, the *Commercial CC&Rs*, along with the *articles of Incorporation\**, *bylaws\**, *rules and regulations\**, and *policies\** for the BCA, BECCA and BCOA provide the manner in which the BCA, BECCA, and BCOA govern internal affairs such as voting, elections, and meetings. Please be advised that failure to abide by the governing documents can result in specified legal remedies and/or fines.

*\*Governing documents may be amended periodically. All current governing documents are available on [baselinecolorado.com](http://baselinecolorado.com).*

## **BASELINE COMMUNITY LIFE CONTACT INFORMATION**

- BCA: [BCA@dmbcommunitylife.com](mailto:BCA@dmbcommunitylife.com)
- BECCA: [BECCA@dmbcommunitylife.com](mailto:BECCA@dmbcommunitylife.com)

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